

Nice Ouest - Charming bright little 3-room apartment (40 m2) in calm street close to the sea



## INFORMATION

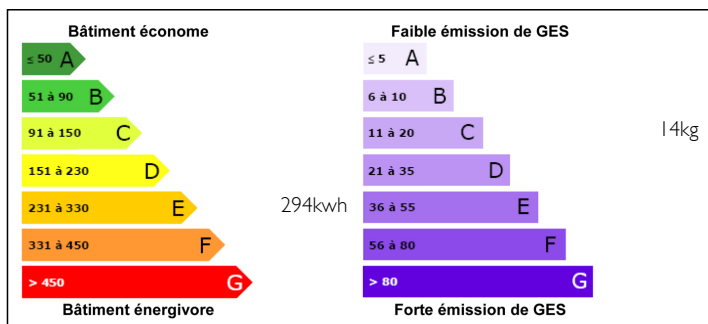
Town:	NICE
Department:	Alpes Maritimes
Bed:	2
Bath:	1
Floor:	40 m2
Plot Size:	0 m2



## IN BRIEF

Nice Ouest Ferber, on the first and last floor of a house located on Avenue du Docteur Emile Roux, close to the sea, bright and brand new 40 m2 flat comprising of an entrance hall, a fully equipped open kitchen leading to the living room with built-in cupboards, 2 small bedrooms, and a shower room with WC. 1/2 mile distance from the beach, close to all amenities and transportation (new tramway, buses, etc) and only 10 mn away from Nice airport A must see!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

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## NOTES